



15 Reeves Road
Newent GL18 1TN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £179,950

TWO BEDROOM MID TERRACE COTTAGE STYLE PROPERTY Ideal for FIRST TIME BUYERS/INVESTORS enjoying CHARACTER FEATURES and ENCLOSED LOW MAINTENANCE REAR GARDEN, OFF ROAD PARKING and is all BEING OFFERED with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.





ENTRANCE HALL

Via part glazed composite door, exposed brick work and beams, radiator, power points, opening to:

KITCHEN

7'4 x 3'4 (2.24m x 1.02m)

Range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, space for a cooker and fridge/freezer, space and plumbing for a washing machine and dishwasher, pull out larder, part tiled walls, power and appliance points, exposed beams, front aspect UPVC double glazed window, wooden door to:

LOUNGE

15'0 x 11'9 (4.57m x 3.58m)

Laminate flooring, radiator, power points, television point, exposed beams and brickwork, rear aspect UPVC double glazed window, rear aspect UPVC double glazed composite door, stairs to the first floor.

LANDING

Access to loft space, power point, inset ceiling spotlights, door to:

BEDROOM 1

11'7 x 9'0 (3.53m x 2.74m)

Radiator, power points, inset ceiling spotlights, door to storage cupboard, door to a further storage cupboard housing the 1 year old Worcester gas fired combination boiler and HIVE heating controls, rear aspect upvc double glazed window.

BEDROOM 2

11'2 x 6'7 (3.40m x 2.01m)

Radiator, power points, inset ceiling spotlight, front aspect UPVC double glazed window.

BATHROOM

Panelled bath with shower off the mains above enclosed by tiling, pedestal wash hand basin, low level WC, radiator, tiled flooring, part tiled walls, inset ceiling spotlights, Velux roof light.

OUTSIDE

To the front of the property steps lead up to the front garden mainly laid to gravel with a small lawned area enclosed by a low level wall.

The rear garden is enclosed by fencing with gated access out onto Foley Road, a gravelled seating area and a raised terraced area with summer house, off road parking for two vehicles, one being a covered carport space.

AGENT'S NOTE

Probate is expected to be applied for in early September 2025.

Kitchen appliances to include washing machine, cooker, fridge/freezer and dishwasher are available by separate negotiation if required.

SERVICES

Mains water, electricity, drainage and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

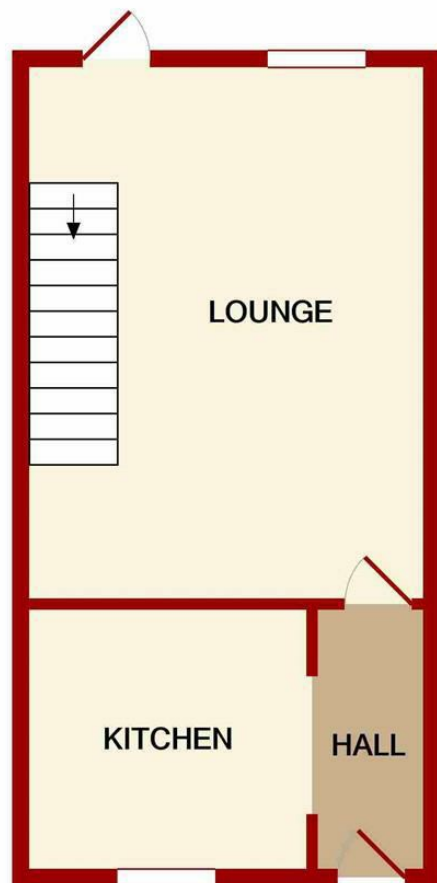
From our Newent office proceed out of the High Street and out of town into Gloucester Street taking the first right into Onslow Road. Continue along here for a short distance taking the second right into Reeves Road where the property can be found at the top of the road.

PROPERTY SURVEYS

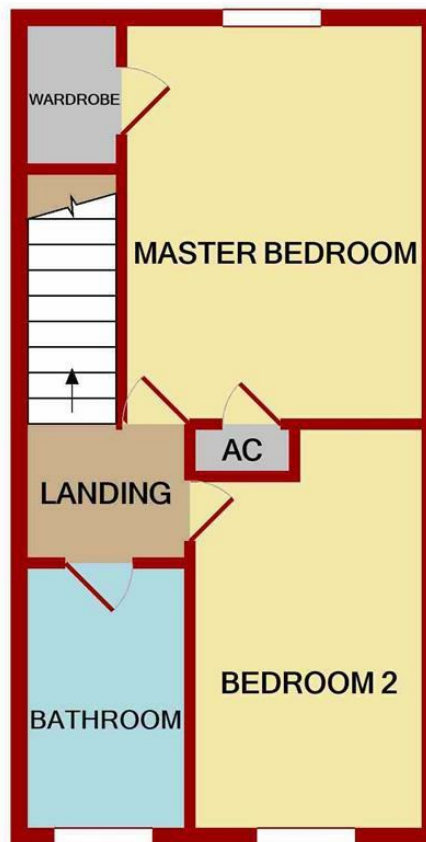
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

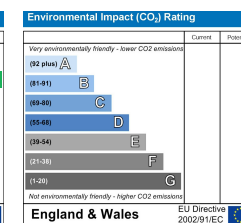
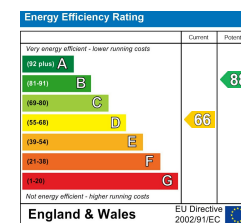
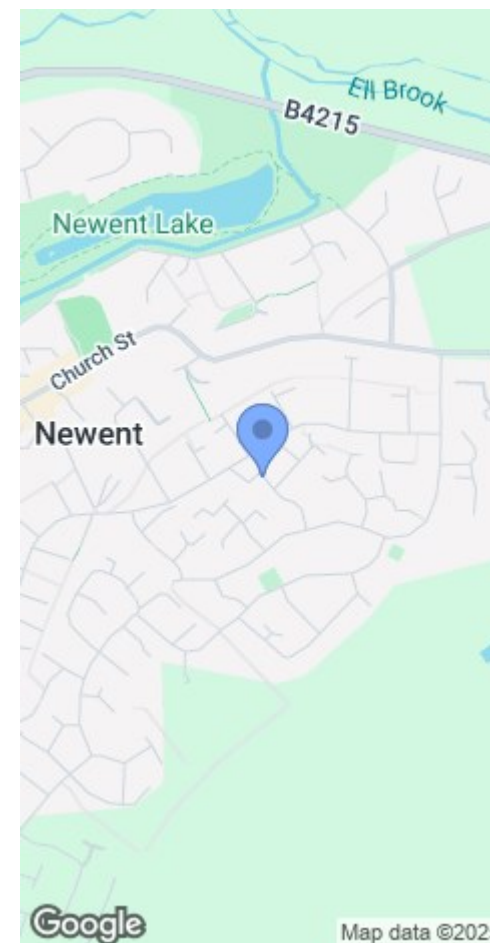


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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